

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
November 22, 2022**

APPROVED MINUTES

Present: David Allen, President
Jamie Snedaker, Treasurer
Nancy Ford, Secretary
Rob Fishman, Director
Eli Gruber, Director

On Zoom: Jim Bissonett, Vice President
Gene Evans, Director

Staff: Lora Stacy, Executive Director
Stephanie Stuhr, Project Coordinator

Also Attended: Stonegate Homeowners

CALL TO ORDER

President Allen called the meeting of the Stonegate Community Association Board of Directors to order at 5:03 p.m., noting the presence of a quorum.

President Allen clarified details regarding the residents' forum and asked residents to state their name and subdivision before speaking, and to limit their comments to 3 minutes.

RESIDENTS' FORUM

President Allen discussed the pickleball situation. He stated that both sides have spoken, and the Board understands that each side is unhappy. An Executive Session meeting was held, and Mr. Fishman volunteered to meet with both sides and attempt to find common ground.

Mr. Fishman brought to the Board the ideas that were collected from the meeting with residents. President Allen stated there is passion on both sides.

President Allen stated there was another Executive Session meeting before today's Board meeting. The Board has voted to go forward with the \$140,000 sound abatement project. However, a community vote is required to proceed. In order for the Board to move forward, a vote of more than 50% of the community is needed; thus, totaling to 459 votes. If a vote total of 459 votes is received, then the Board will proceed with constructing the 12-foot sound abatement fencing. This will cut down the sound substantially, but not totally solve the problem. If the 459 votes to proceed are not received, the Board has voted to continue with status quo.

Several residents spoke regarding the matter. One resident questioned when the vote would take place. Another resident expressed their disappointment, and stated they were part of the meetings with Mr. Fishman, and they expressed many recommendations. Another resident questioned the 8:30 a.m. start time, stating landscapers make noise prior to that time. One resident stated many examples were given during the meeting with Mr. Fishman, such as reestablishing hours.

President Allen stated reducing the hours was to find a compromise among residents. He stated many ideas were given to Mr. Fishman by both sides. The vote will likely take place within the next 30 days. These decisions have been made by the Board of Directors. President Allen closed the resident's forum.

MINUTES

October 27, 2022, Meeting

Ms. Ford moved the Board approve the meeting minutes as presented. Seconded by Mr. Gruber. The motion passed unanimously.

TREASURER'S REPORT

Mr. Snedaker stated there is an increase in income variance, and expenses have declined.

Mr. Snedaker reported \$532K balance in short term cash. Finance Committee is suggesting locking money into a CD with return of 4.1%. Good investment found in Fidelity and Morgan. Mr. Snedaker stated the Finance Committee is recommending \$100K investment.

President Allen inquired on the amount of \$100K. Ms. Ford stated the \$100K is due to cash flow. Mr. Snedaker stated the rules on CDs are always changing, but it's not out of the question to raise to \$200K.

President Allen stated he doesn't think a Board vote is needed. President Allen stated that the Board authorizes Mr. Snedaker to make that decision. Mr. Snedaker stated he will take it to the Finance Committee. Mr. Snedaker asked if the Finance Committee is to make the decision on what to invest in. The Board confirmed yes. Board authorized \$100K in CD investment and additional money to go into investments outside of CDs.

EXECUTIVE DIRECTOR'S REPORT

10-Day Notice Letters – None

QuickBlue Updates

Ms. Stacy shared that QuickBlue has been installed at the Pickleball courts and is operational as of November 17, 2022.

Mr. Gruber asked if hour limitations are in QuickBlue. Ms. Stacy stated yes.

Ms. Ford asked if QuickBlue will go on all access gates in the pool area, including the restrooms. Ms. Stacy stated yes. Ms. Ford asked if QuickBlue is needed on the restrooms. Ms. Stacy stated

it is important to have the bathrooms locked for afterhours and issues with vandalism. Codes will be provided for the bathroom doors. This is important for guests visiting the pool area.

Mr. Snedaker inquired on an auto lock system for the restrooms. Ms. Stacy confirmed she'd look into an auto lock for the restrooms. Ms. Ford inquired on restrooms being open during pool hours.

President Allen asked about QuickBlue on pedestrian gates. Ms. Stacy stated QuickBlue is not ready to go on pedestrian gates. New gates will need to be installed prior.

Mr. Fishman stated he was under the opinion that QuickBlue would not go on the tennis courts. President Allen doesn't agree. Ms. Ford stated if QuickBlue access is used, it should be consistent on all gates.

Pool Area Update

Ms. Stacy stated the deck resurfacing is on schedule to begin on January 3rd. The pool area will be closed until approximately February 1st. During this time, the tile floor lane markers, new pool gates and QuickBlue access system will be installed.

In addition, SCA's pool equipment maintenance company has notified SCA the pool heater is reaching the end of its useful life. SCA is awaiting bids and alternative evaluation options for heating the pool.

Social Event Update

Ms. Stacy confirmed the "It's a Jolly Red Holiday" a Stonegate event, is scheduled on Thursday, December 1st from 5:30-8pm. Event to include Do-Re-Mi singers, catering by AJs, returning singer Brook Stratton, a photo booth, and beverages.

Ms. Stacy confirmed the Children's Party Saturday, December 3rd from 11am to 1pm. Santa attending along with crafts and treats. Event sponsored by Stonegate Preferred Realtor, Christy Mooney.

The Spring Fling date is set for Saturday, April 15th.

The First Ladies Bunco night had 10 residents in attendance. The next event will be Monday, December 5th at 6pm and open to 16 residents.

SCA is working to plan a Super Bowl party, Mah-Jongg tournament, tennis event, mini-triathlon, and movie nights for both children and adults.

BOARD ACTIONS

Approve Turf Removal/Desert Landscape Conversion

President Allen inquired on the city rebate. Ms. Stacy stated the rebate to be approximately \$20K with an April deadline. Ms. Stacy stated SCA does not have the staff readily available to complete the project by the rebate deadline.

President Allen asked what is included in the cost. Ms. Stacy stated it includes turf removal, all labor, plants, and rocks. The project has been approved by the Finance and Physical Committees.

Mr. Snedaker moved the Board approve the turf removal/desert landscape conversion. Seconded by Mr. Fishman. The motion passed unanimously.

Approve Renewal of Aetna Employee Major Medical Insurance Policy

Mr. Fishman asked if the deductible increase is \$500. Ms. Stacy confirmed yes. Ms. Ford moved the Board approve the renewal of Aetna employee major medical insurance policy. Seconded by Mr. Evans. The motion passed unanimously.

Approve Nomination & Election Committee Chairperson, Barry Spector

Mr. Fishman moved the Board approve the Nomination & Election Committee Chairperson, Barry Spector. Seconded by Mr. Evans. The motion passed unanimously.

Approve Nomination & Election Committee Member, Kim Keller

Ms. Ford moved the Board approve the Nomination & Election Committee Member, Kim Keller. Seconded by Mr. Snedaker. The motion passed unanimously.

COMMITTEE REPORTS

President Allen noted the committee reports were included in the Board packet for Board members review and comment. He asked the Committee members if they had any comments.

Mr. Gruber, Chair of the Architectural Committee, referenced a sport court Architectural application received from a Regal resident. Ms. Stacy stated the court may impact homes as far away as Tradewinds, located on Mt. View Rd. President Allen asked if the Regal resident responded to Architectural Committee's discussion on sport court. Ms. Stacy stated not that she is aware of. President Allen asked if resident provided plans on court. Mr. Gruber stated not detailed plans. President Allen inquired on there being other tennis courts in any other home in Stonegate. Mr. Gruber stated not that they are aware of. Architectural Committee to look at area guidelines for sport courts.

Mr. Fishman, Chair of the Physical Property Committee, stated concern with SCA's heat print increasing from the community's artificial turf conversion. A discussion took place among the Board members. It was decided more research is needed.

President Allen inquired on the Social/Recreational Committee being functional. Mr. Fishman and Ms. Stacy stated yes.

NEW BUSINESS

None.

ADJOURNMENT

President Allen moved the Board adjourn the meeting at 5:47 p.m. Seconded by Mr. Snedaker. The motion passed unanimously.